



**MINUTES**  
**Economic Development Authority**  
**October 20, 2020**

**CALL TO ORDER**

The Economic Development Authority meeting was called to order at 5:30 pm by Vice Chair Goodsell.

*Due to the COVID-19 health pandemic, the Long Lake Economic Development Authority attended the meeting telephonically pursuant to Minn. Stat. 13D.021.*

**Present:** Vice Chair: Lori Goodsell; Board: Tim Hultmann, Tom Skjaret, and Charlie Miner

**Staff Present:** City Administrator/Executive Director: Scott Weske (in person); and City Attorney: John Thames (telephonically)

**Absent:** Chair: Jahn Dyvik; Board: Michelle Jerde and Deirdre Kvale

**PLEDGE OF ALLEGIANCE**

**APPROVE AGENDA**

*A motion was made by Skjaret, seconded by Miner, to approve the agenda. Ayes: all by roll call.*

**CONSENT AGENDA**

A. Approve Minutes of August 18, 2020 Economic Development Authority Meeting

*A motion was made by Miner, seconded by Skjaret, to approve the minutes of the August 18, 2020 Economic Development Authority meeting. Ayes: all by roll call.*

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

**Closed Session: Discuss Next Steps for City Owned Property Behind 2145 Daniels Street (PID 34-118-23-24-0075, Long Lake Public Works Building) and 2165 Daniels Street (PID 34-118-23-24-0071)**

*A motion was made by Hultmann, seconded by Skjaret, to move the EDA meeting into a closed session. Ayes: all by roll call.*

Executive Director Weske summarized the history of the City owned property located behind 2145 and 2165 Daniels Street.

City Attorney Thames reviewed how the City acquired this property from MnDOT and the use issue related to the deed. He explained the quiet title action that may be possible in this situation.

The Board discussed options for the property, the history of discussions with the interested party, and gave staff direction on how to proceed.

*A motion was made by Hultmann, seconded by Miner to come out of closed session. Ayes: all by roll call.*

Vice-Chair Goodsell explained that the EDA had met in closed session to give staff direction on how to proceed with negotiating the next steps for the City-owned property behind 2145 and 2165 Daniels Street.

Thames summarized the discussion that occurred during the closed session. He stated that staff was given direction to pursue discussion of a potential transaction for the sale of the property located behind 2145 Daniels Street and 2165 Daniels Street.

### **OTHER EDA BUSINESS**

Vice-Chair Goodsell asked if there was an update on the TIF redevelopment district for the Lifestyle Communities project.

Executive Director Weske stated that they have been working with City Attorney Thames on drafting the Development Agreement and some other documents. He indicated that the process is moving forward but everything takes quite a bit of time to get things in place.

City Attorney Thames confirmed that he has been corresponding with Ben Landhauser with Lifestyle Communities and they have a meeting scheduled on October 23, 2020. Thames has submitted a draft Development Agreement for their review. He stated that he expects Mr. Landhauser to have some responsive edits by the end of the week, however, it may not be in time for the meeting. He indicated that he plans to talk to him about when the City can expect the final TIF application as well as the final plat. He noted that he would update the Board when he has more information.

Board member Miner asked if there had been any interest in the old BP site.

Executive Director Weske stated that he did have someone reach out who he believes was a developer that was working for Lakeside Dentistry in Long Lake. He indicated the developer had submitted a preliminary site drawing, and Weske had provided the developer with an EDA Application for Review. He noted that it looks like the proposed project would meet parking and use requirements but it would come down to a decision by the EDA on whether this is what they want to see put in this corner as well as the price for this property.

City Attorney Thames stated that there is a restriction related to this property that he assumes this developer is aware of that would have to be addressed.

Executive Director Weske noted that is another example of the stuff that will need to be figured out once they start making an application.

Board member Skjaret commented that he was at the dentist last week and had spoken to Dr. Mike about this issue. He stated that Dr. Mike told him that he is well aware of the challenges that he has with the former property owner and the requirements about not being able to have a dental office in this location.

Vice-Chair Goodsell asked if the Board felt it may be worth spending a few minutes at the next EDA meeting to have a discussion about what they would like to see in this location. She stated that

then they could discuss what they want developed in this location rather than just settling on whomever wants to come to the EDA. She stated that she feels this is a very important corner for the City.

Board member Miner added that he thinks that would be a good idea, but noted that the conversation should happen before this application comes in. He pointed out that he did not want there to be a perception that the EDA is trying to put off the dental office but agrees that this is an important corner.

Executive Director Weske stated that the dentist has been involved in the discussions from the beginning. He commented that he thinks the most important thing for the EDA to decide is a price and then it can determine what it would like to see in this location.

Vice-Chair Goodsell stated that she appreciates the interest from the dentist office but feels it would be well worth the time for the EDA to talk about would could be in this location, reiterating that she feels this is one of the most important corners of the City.

Executive Director Weske indicated that he would reach out to the interested party and let him know that the EDA does not have a plan or a price yet for the property and will be discussing it at the next meeting, and that their application may be brought to the December EDA meeting. He gave a general overview of the site plan.

Board member Skjaret noted that the deed restrictions on this property make it more difficult. He stated that would like to see some grass planted and a park bench placed on this lot. He commented that he would like to see the City be able to take advantage of this area and make a nice area for the public to use, even though it would be temporary. He added that he feels this would dress up the downtown area and be a huge improvement.

Vice-Chair Goodsell stated that she agreed with that suggestion.

Executive Director Weske suggested that this be discussed at the next EDA meeting so staff can get direction and plan ahead.

## **ADJOURN**

*Vice-Chair Goodsell adjourned the meeting by general consent at 6:08 pm.*

Respectfully submitted,  
Scott Weske, Executive Director